



98 Barclay Court Trafalgar Road, Cirencester, GL7 2EN
Chain Free £129,950

A superb opportunity to acquire what we believe to be one of the best retirement apartments located in Barclay Court ideal for the over 55's and located in a popular area in the heart of Cirencester close to a full range of amenities and facilities. The property has been fully refurbished in the recent past and is presented in superb condition. It is located at the front of the building with south westerly facing views of the town. We urge early viewing of this quality one bedroom apartment through Cain & Fuller the vendors sole agent.



Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Amenities

Barclay Court is in a much sought-after location due to its proximity to the town centre which is within walking distance. Most of the town consists of period town houses and cottages. Cirencester is deservedly known as the "Capital of the Cotswolds" and is extremely accessible, being at the intersection of the Fosse Way and Ermin Way. The latter provides virtual dual carriage access to both the M4 at Swindon and the M5 at Gloucester/Cheltenham. There is a fast and regular Great Western Train service from Kemble (about 3.5 miles) to London Paddington which takes approximately 75 minutes with stops at Swindon, Didcot and Reading.

Barclay Court

Barclay Court offers its residents a wide range of facilities including a communal lounge for entertaining and social events, communal washing facilities, a guest room which is available through a booking system at a nominal cost and landscaped communal gardens for use of residents all year round as well as parking if required

Outside

Barclay Court is surrounded by landscape gardens with a selection of seating areas and also a sun drenched patio/entertaining space used by many residents within the summer period. There is residence parking area to the front of the building with provision for guests.

Viewing

Through Cain & Fuller in Cirencester

Council tax

Band A

Tenure

Leasehold ask the vendors agent for details

EPC

Band B

Agents Note

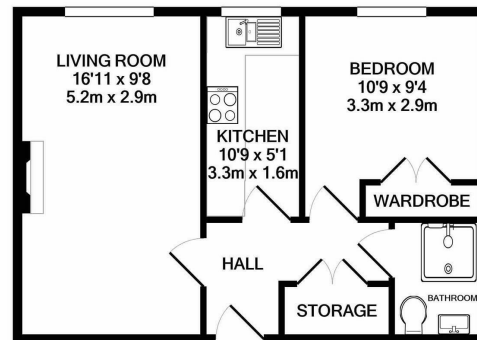
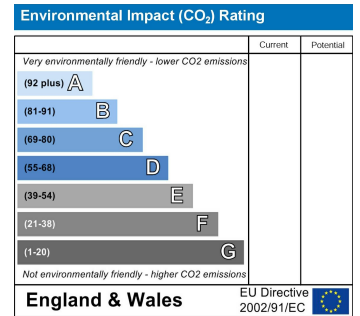
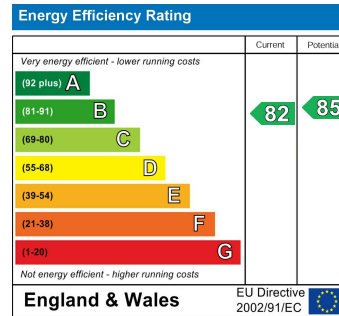
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upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



Measurements are approximate. Not to scale. Illustrative purposes only
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